

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MARCH 21, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

GENERAL PLAN AMENDMENT

GPA-18818 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: CRAIG TENAYA, LLC - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: O (OFFICE) TO: H (HIGH DENSITY RESIDENTIAL) on 7.49 acres adjacent to the east side of Tenaya Way, approximately 970 feet south of Craig Road (APN 138-03-701-021), Ward 4 (Brown). Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted at meeting – Agreement between Craig/Tenaya, LLC and Southwest Holding Company, LLC for Items 84-88
6. Backup referenced from the 01-25-07 Planning Commission Meeting Item 39

Motion made by LARRY BROWN to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LARRY BROWN, LOIS TARKANIAN, STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open on Items 84-88.

ATTORNEY CHRIS KAEMPFER, Kummer Kaempfer Bonner Renshaw & Ferrario, 3800 Howard Hughes Parkway, appeared with CHRIS DYKA, Architect. ATTORNEY KAEMPFER stated that through the efforts of COUNCILMAN BROWN, they worked out concerns raised by

CITY COUNCIL MEETING OF: March 21, 2007

the neighbors. The property is located between residential and commercial development. The problem with developing this land is a serious drainage issue, which cannot be remedied, except with the expenditure of millions of dollars. The owner has chosen is a high-end mixed use project with the only non-residential use is office. The residential uses are condominiums and the only affected neighbor to the south will be protected. The number and height of the buildings have been limited along the southern side. The rest is either a parking lot, which serves office use and the other side is a courtyard. The buildings are setback a minimum of 35 feet from the property line. The height of the building along Tenaya Way remains at 31 feet. The building at the center of the site begins at 33 feet and it goes up only as it approaches the commercial center to the north. The maximum height of the building has been reduced from 70 feet to 59 feet.

ATTORNEY KAEMPFER pointed out that several meetings were held with area residents, and believes this project will protect the adjacent neighbors. He submitted an agreement between the owner of the subject property and the owner to the north. This would allow an easement that would allow access to his property.

TOM MCGOWAN, Las Vegas resident, stated that condominiums limit the potential for future redevelopment. He asked the reason for staff's recommendation for denial of all the applications. MARGO WHEELER, Director of Planning and Development Department, replied that Variance for the building height is at the request of the applicant, and staff cannot make the findings for approval. Therefore, staff has to recommend denial of the project. MR. MCGOWAN asked that the City Council approve all applications.

TED RUSSELL, Las Vegas resident, appeared in support of the project because it represents an ingenious utilization of a particularly difficult piece of property.

COUNCILMAN BROWN indicated that neighbors expressed concerns about the schools and the type of units being built. This area is served by Ruthe Deskin Elementary School and they currently are seeing growth in the area. This project will not have the adverse impact on the overall school for additional trailers. Tenaya Way and Craig Road will be able to handle this project. The ingress and egress and dual access to the shopping center onto Tenaya Way will help mitigate some of the traffic concerns. He agrees this is a lot of product in an infill piece, but the fact it is a mixed use, alleviates intensity concerns. If the project is done as presented, it will be an amenity for the neighborhood and have no adverse impact on existing property values.

Regarding Item 86, MS. WHEELER recommended an additional condition stating that approval is for the Variance approving 59 feet where 35 feet is the maximum allowed. She also amended Conditions 3 and 4 of Item 88. ATTORNEY KAEMPFER accepted both the added and amended conditions.

MS. WHEELER recommended an additional condition relating to the Variance.

MAYOR GOODMAN declared the Public Hearing closed on Items 84-88.

CITY COUNCIL MEETING OF: March 21, 2007

